## ASSIGNEE'S SALE

of viriable (se simple, improved real property local in the Town of Emmitsburg, Frederick County, Maryland.

Under and by virtue of a power of sale contained in a mertgage from Earl T. Hamm, Jr., and Ellen L. Hamm, his wife, dated August 27, 1974, and recorded among the land Records of Frederick County. Maryland, in Liber 946, Page 618, the said mortgage being in default and having been assigned to the undersigned assigned for purposes of foreclosure, the said assignee will offer for sale at public auction at the Courtheuse Deor in the City of Frederick, Maryland, on:

## WEDNESDAY, FEBRUARY 18, 1976

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all of the lot or parcol of land known as 512 West Main Street, Emmitsburg, Maryland, and fronting on Maryland Route 97 (West Main Street) and described in said mortgage as situate, lying and being in the Town of Emmitsburg, Frederick County, Maryland, and being more particularly described as the eastern part of Lot flo. 11 as set forth on the Plat of Shield's Addition to the Town of Emmitsburg.

of land conveyed unto Roy F. Wagaman and Ora M. Wagaman, his wife, by deed dated June 9, 1923, from James T. Hospelhorn and Ollie (indexed as Catherine O.) Hospelhorn, his wife, and recorded in Liber 346, Folio 439, one of the Land Records of Frederick County, Maryland, said deed being referred to herein for a more complete description of the property conveyed.

BEING that lot or parcel of real estate conveyed by Carrie B. Hartzell, Executrix of the Estate of Mary C. Bollinger, late of Frederick County, Maryland, deceased, unto Guy W. Warren and Esther L. Warren, his wife, by dead dated April 20, 1949 and recorded in Liber 479, Folio 110, one of the land Records aforesaid, the said Guy W. Warren having previously died leaving title vested in Esther L. Warren, absolutely.

AND ALSO BEING all that same real estate described in a deed from Esther L. Warren, dated August 27, 1974, unto Earl T. Hamm, Jr., and Ellen L. Hamm, his wife, and recorded in Liber 946, Folis 612, one of the aforesaid Land Records.

The aforesaid real property being improved by a two-story, 5-room brick and stucco house with stone foundation, having one and one-half baths, hat waterheating system, pine floors, plaster walls, and metal roof; said premises being further improved by a detached 22'x22' two-car garage.

TERMS OF SALE: A deposit of 10% of the sale price will be required of the purchaser at the time and place of sale in the form of cash or check acceptable to Assignee. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and other public charges will be adjusted to date of sale. All settlement costs, including documentary stamps and transfer taxes, will be paid by the purchaser.

## JOSEPH S. WELTY

Assignee ON PAUL PHILLIPS

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